

**PENNINGTON BOROUGH
HISTORIC PRESERVATION COMMISSION MINUTES
FEBRUARY 17, 2026**

The meeting of the Pennington Borough Historic Preservation Commission (HPC) was held on February 17, 2026 at 7:30 pm via Zoom.

ROLL CALL:

Members Present: Eric Holtermann, Chair; Robert Chandler, Vice-Chair; Mary Baum; David Coats; Jack Davis; Katrina Homel; Natalie Shivers; George Ford, Alt I

Members Absent: Craig Wallace, Alt II

Staff Present: Amy Kassler-Taub, Council Liaison, Robin Tillou, HPC Secretary

NOMINATION AND APPOINTMENT OF HPC 2026 CHAIRPERSON

Ms. Homel moved to nominate Eric Holtermann for 2026 Chairperson and Mr. Ford offered a second. With no other nominations, by unanimous vote Mr. Holtermann was appointed Chairperson.

NOMINATION AND APPOINTMENT OF HPC 2026 VICE-CHAIRPERSON

Mr. Holtermann moved to nominate Bob Chandler for 2026 Vice-Chairperson and Ms. Baum offered a second. With no other nominations on the table, by unanimous vote Mr. Chandler was appointed Vice-Chairperson.

OATH OF OFFICE

Mr. Ford was reappointed to the alternate I position by Mayor with the advice and consent of the Borough Council at the February 2, 2026 Council Meeting.

Chair Holtermann administered the Oath of Office to George Ford for the Alternate I position.

OPEN PUBLIC MEETINGS STATEMENT

Chair Holtermann announced the statement of adequate notice as such: Notice of this meeting has been given to the Hopewell Valley News, Trenton Times and was posted on the bulletin board at Borough Hall at 30 North Main Street and on the Borough website according to the regulations of the Open Public Meetings Act.

COUNCIL LIAISON

Amy Kassler-Taub, 2026 HPC Council Liaison, was introduced and advised of her background in architecture.

PUBLIC COMMENT

Chair Holtermann opened the meeting to the public. With no public comment Chair Holtermann closed the public forum.

MINUTES

December 17, 2025

Upon a motion from Ms. Baum and Ms. Homel offering a second the minutes were unanimously approved with amendments by those eligible to vote.

OTHER BUSINESS

Master Plan Housing Element and Fair Share Plan & Affordable Housing Zoning Ordinances

Chair Holtermann advised that the Planning Board (PB) has found the ordinances 2026-4 through 2026-15 (Ordinance 2026-4 - West Franklin 1 Zoning Ordinance, Ordinance 2026-5 - West Franklin 2 - Zoning Ordinance, Ordinance 2026-6 - Levin Limousine 3 - Zoning Ordinance, Ordinance 2026-7 - 37 41 43 S. Main - AH4 - Zoning Ordinance, Ordinance 2026-8 - 12 N Main - AH5 - Zoning ordinance, Ordinance 2026-9 - HW MU - Chapter 215 Ordinance, Ordinance 2026-10 - MU - Chapter 215 Ordinance, Ordinance 2026-11 - Mandatory Set Aside ordinance, Ordinance 2026-12 - Affordable Housing Ordinance, Ordinance 2026-13 - Amending Fee Ordinance Affordable Housing, Ordinance 2026-14 - Adopting Revised Zoning Map, Ordinance 2026-15 - New Schedule of Area Yard and Building) as not having any inconsistencies with the Master Plan at their February 11, 2026 PB meeting.

There was a discussion regarding concerns of the Blackwell – Brookside Avenue property regarding the Housing Plan element that was adopted at the January 14, 2026 PB meeting. Some concerns mentioned were wanting to put the development towards the west side on Green Street and the amount of units. It was recommended to add language into the Master Plan that that property is adjacent to the Pennington Crossroads Historic District.

Ms. Kassler-Taub announced that the Land Use Plan Element may be going before the PB for conditional adoption at the March 11, 2026 meeting.

The marker signage was discussed regarding locations. Suggestions for locations were The Crane House at the Pennington School site and the Peter Benchley Jaws location.

Mercer County - NJ Historic Trust's 2026 Preserve New Jersey Historic Preservation Fund

Mercer County is looking to go through the NJ Historic Grant Trust HSR Historic Structure report to preserve the Smith Farmstead at 87 Valley Road, Lambertville, NJ.

The Hopewell Valley Historical Society is working on preserving the Burrows house in Hopewell Township. Amie Rukenstein of the Hopewell Valley Historical Society asked for a letter of support from Pennington Borough HPC.

A letter is needed for both in support of those initiatives. Mr. Ford will draft those two (2) letters.

Street Trees in the Historic District

No updates to report.

Certified Local Government

Cassidy Deegan from the State Historic Preservation Office has received the Pennington Borough HPC ordinances and they will be reviewing them soon and suggesting changes on them once reviewed.

Hopewell Valley History Award for Historic Preservation

Chair Holtermann stated that Karl Niederer advised there could be multiple awards for each category and he will post examples of those who were awarded in the past. They are looking for input from the HPC for nominations by June 2026 and present awards in the fall of 2026. The categories are 1) Distinguished Service, 2) Service, 3) Outstanding Support for Hopewell Valley History, 4) Student of Hopewell Valley History, 5) Public History, and 6) Historic Preservation. It was recommended that Bev Mills should be considered in one of the categories for preserving African American history in Hopewell Township.

Newsletter / Communication to Property Owners

There was a discussion regarding the newsletter for Pennington Borough that will be going out for the spring '26 edition. Mr. Davis mentioned that it was discussed that HPC should add historic content. Larry Kidder of the Hopewell Valley Historic Society is writing a column titled "250 years ago today" for their newsletter and he is willing to let his content be extracted for HPC's portion of the newsletter.

ADJOURNMENT OF MEETING

There being no further business, Ms. Homel made a motion to adjourn the meeting with Ms. Baum offering a second. By unanimous vote, the meeting was thereupon adjourned at 8:45 p.m.

CERTIFICATE OF SECRETARY

I, the undersigned, do hereby certify that I am the duly selected secretary of the Pennington Borough Historic Preservation Commission, and that this document, consisting of three (3) pages, constitutes a true and correct copy of the minutes of the regular meeting held on February 17, 2026.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this day of March 18, 2026.

Robin Tillou, Historic Preservation Commission Secretary